



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: July 28, 2015
Staff Report: Commission on Architecture & Urban Design Members
Subject: 21 Main Street – Outdoor Café permit
Tax ID: 160.40-1-42
Case: CAUD 2015-31

A. Review Requested

The applicant, Roger Pruitt submitted an application for Design Review of an outdoor café for the *Chatterbox Café, Tapas, and Oyster Bar* located at 21 Main Street. All outdoor cafés applications for buildings in Historic Preservation Districts, or listed as a designated Historic Landmarks must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) before a permit may be issued.

B. Proposal

The Applicant proposes to locate an alcohol serving outdoor café along the sidewalk in front of the 21 Main Street, detailed on the attached plan. The outdoor café will be built from wood and implement an elevated platform deck for use by outdoor patrons. There will be no barriers for the café, instead the applicant proposes to build wooden balusters with a wide cap-rail attached to the elevated deck to be used by patrons as a bar. The outdoor deck café will be built in pieces so it can be moved for storage when not in use. The applicant proposes to use a mix of stools for the outdoor bar, as well as traditional tables and chairs. The applicant has not submitted any further information detailing furniture at this time.

Building Width: 23 feet
Café Width: 23 feet
Café Depth: 8 feet 10 in
Total Sq. Ft: 203 sq. ft.

Tables: 2
Chairs: 11
Hours: 5 pm – 12 pm
Activities: Food/drink service

C. Staff Findings

Staff has reviewed the proposed café. The dimensions of the café are appropriate for the size of the storefront and leave 5' of right-of-way for pedestrians on the public sidewalk. The use of decking material to build a raised platform on the right-of-way has no precedent, and isn't specified in §327 of the City code. According to Historic Design Guidelines, sidewalk and right-of-way features should minimally impact the frontages of buildings, and/or the general streetscape. The applicants proposed outdoor café would have a moderate impact on the streetscape and a moderate impact on the historic features of the buildings storefront. It's recommended that the Applicant use ornamental balustrades for

the construction of the moveable deck, and that the deck is painted to match the building to mitigate these potential impacts.

D. Site Pictures



E. Site Plan

(Located On Supplemental Email Attachment)